

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
REHABILITATION SECTION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803-1330
(818) 458-3193

JOB ADDRESS: 938 S. KERN AVE
ELA

THIS PROPERTY IS BEING
INVESTIGATED TO DETERMINE
SUBSTANDARD CONDITIONS.
UNTIL A COPY OF OUR LETTER TO
THE OWNER IS ATTACHED TO THIS
CARD, DO NOT ISSUE ANY PERMITS
(EXCEPT FOR DEMOLITION)
WITHOUT FIRST CHECKING WITH
THE UNDERSIGNED.

DATE: 11-16-93

INSPECTOR: *Art Castillo*

(Valuation to be used when issuing
Building Permit supplemental to
Rehabilitation Permit: \$ _____)

PR-104

20-0029 DPW 8/89



THOMAS A. TIDEMANSON, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

March 15, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Marilu Wessman
450 E. Chapman Avenue
Suite 214
Orange, CA 92666-1537

Dear Ms. Wessman:

SUBSTANDARD PROPERTY
938 S. KERN AVENUE
E. LOS ANGELES, CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical.

As owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted.

However, if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived your right to a hearing before the Building Rehabilitation Appeals Board. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803-1331.

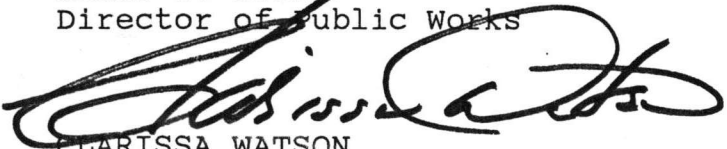
Marilu Wessman
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Further, should you fail to abate the substandard conditions within the specified time limit, the Department of Public Works will arrange to have the work done to abate the substandard conditions. The actual cost of the abatement work, plus \$749.00 administrative costs, will be billed to you as the owner of the property. If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will be recorded against your property in the Office of the County Recorder.

Permits for repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. Should you have any questions, you may contact Mr. Amilcar Castillo at the aforementioned office at (213) 260-3450.

Very truly yours,

HARRY W. STONE
Director of Public Works



CLARISSA WATSON
District Engineering Associate

CW:hq

B-7 6.0

Attachment

Marilu Wessman
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LIST OF DEFECTS:

1. Maintenance of premises in such condition as to be detrimental to the public health, safety or general welfare or in such manner as to constitute a public nuisance.
2. The nonconforming attached patio is in a state of disrepair.
3. The detached garage was illegally converted into a living unit without the required approvals or permits from the Building Department.
4. Electrical wiring on the exterior is unsafe due to exposed wires.
5. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, trash, debris and junk.

Building and Safety Division
5119 E. Beverly Blvd.
E. Los Angeles, CA 90022

Inspector: Amilcar Castillo
(213) 260-3450



THOMAS A. TIDEMANSON, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

March 15, 1994

NOTICE OF COST

JOB ADDRESS: 938 S. Kern Avenue, E. Los Angeles, California
OWNERS: Marilu Wessman
ASSESSORS DESCRIPTION: 5246-021-024

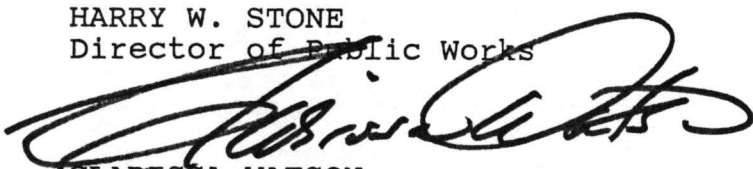
The Department of Public Works incurred the itemized expenses by authority of Title 26 of the Los Angeles County Code, the Building Code, Chapter 99, Section 9915. The total costs are immediately due. Please make your check payable to the Los Angeles County Department of Public Works, and return one copy of this statement with your remittance to the: Department of Public Works, Fiscal Division, First Floor, Public Counter Cashier, 900 South Fremont Avenue, Alhambra, California 91803-1331.

If the costs have not been paid by June 30, 1994, an additional \$139.80 Assessment Filing fee will be charged. The Department of Public Works will place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING.....	\$ 206.50
PREPARATION OF JOB SPECIFICATIONS.....	\$
BOARD OF SUPERVISORS APPROVAL.....	\$
AMOUNT OF CONTRACT.....	\$
CONTRACT COMPLIANCE INSPECTION.....	\$
BILLING FEE.....	\$ 82.40
TOTAL BILL IF PAID BY 06-30-94.....	\$ 288.90
ASSESSMENT FILING FEE IF PAID AFTER.06-30-94....	\$ 139.80
SPECIAL ASSESSMENT TOTAL.....	\$ 428.70

Should you have any questions, please contact Ms. Clarissa Watson, Monday through Thursday at (818) 458-3193.

HARRY W. STONE
Director of Public Works


CLARISSA WATSON
District Engineering Associate
CW:hq B-7 (6.0) PR-306